

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 3-3-05 Toral Professional Building, 4820 SW 64 Avenue (Davie Road)/Generally located on the east side of Davie Road, ¼ mile south of Griffin Road

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 3-3-05 Toral Professional Building, 4820 Davie Road (B-2)

REPORT IN BRIEF: This is a request for site plan approval for the Toral Professional Building, a single story building with 11,834 square feet of office use. The 1.3 acres (56,648.74 square feet) subject site is located on the east side of Davie Road, ¼ mile south of Griffin Road. The structure is concrete block covered with a light textured stucco finish and has raised stucco bands and a standing seam metal roof. The features include projecting covered entries and corners, columns with medallions, decorative brackets under the fascia, and vinyl awnings. The color scheme reflects a cream base, white accents, green awnings, silver metallic roof, and grey tinted impact glass windows with white frames.

Access is provided by one (1) opening to Davie Road near the northwest corner of the site. There are forty-seven (47) parking spaces with forty (40) being required. A total of 27,011 square feet (0.62 acres) or 46.84% (30% required) of the property is open space.

This proposed site plan for office use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a vacant land and a single family dwelling, to the south is a vacant unplatted parcel and then the access drive for an office complex, to the west is Davie Road and then multi-family dwellings, and to the east is a multi-family development and a vacant parcel that is going to be used as the retention area for the Downtown Davie project.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 27, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that crosswalks be designated with pavers if approved by DOT. (Motion carried 3-0; Mr. Engel and Mr. Aucamp were absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Petitioner:</u>	
Name:	Frank Toral, Esq. Toral Professional Building, LLC.	Name:	Sam Engel, Jr., AIA Engel and Associates, Inc.
Address:	3107 Stirling Road, Suite 208B	Address:	4800 SW 64 Avenue, Suite 104
City:	Fort Lauderdale, FL 33312	City:	Davie, FL 33314
Phone:	(954) 455-4220	Phone:	(954) 791-4810

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the Toral Professional Building site plan, a single story building with 11,834 square feet of office use.

Address/Location: 4820 SW 64 Avenue (Davie Road)/Generally located on the east side of Davie Road, ¼ mile south of Griffin Road

Future Land Use

Plan Map Designations: Commercial and Regional Activity Center

Zoning: B-2, Community Business District

Net Parcel Size: 1.3 acres (56,648.74 square feet)

Existing Use: Single family dwelling

Proposed Use: 11,834 square feet of office use

	<u>Surrounding Uses:</u>	<u>Surrounding Land</u>
North:	Vacant, Single family dwelling	<u>Use Plan Map Designations:</u>
South:	Vacant unplatted parcel Davie Professional Center	Regional Activity Center Commercial
East:	Jasmine Isles Phase II (under construction) Vacant (Downtown Davie's retention parcel)	Regional Activity Center Commercial
West:	Davie Road, Lofts of Palm Garden	Residential (10 DU/AC)

	<u>Surrounding Zoning:</u>
North:	A-1, Agricultural District
South:	B-2, Community Business District
East:	RM-16, Medium-High Density Dwelling District B-2, Community Business District
West:	RM-10, Medium Density Dwelling District

Zoning History

Zoning: The rezoning, ZB 5-2-04 Clifford Lloyd/Frank Toral, from A-1, Agricultural District to B-2, Community Business District, was approved on October 20, 2004.

Plat: The plat, P 6-1-04 Toral Professional Building, was approved at the March 2, 2005, Town Council meeting, and is in the Broward County approval process.

The developer's agreement, DA 1-1-05 Toral Professional Building, for the installation of required improvements to satisfy traffic concurrency on the regional transportation network, was approved at the March 2, 2005, Town Council meeting.

Application Details

The applicant's submission indicates the following:

1. *Site:* This is a request for site plan approval for the Toral Professional Building, a single story building with 11,834 square feet of office use. The 1.3 acres (56,648.74 square feet) subject site is located on the east side of Davie Road, ¼ mile south of Griffin Road.
2. *Building:* The structure is concrete block covered with a light textured stucco finish and has raised stucco bands and a standing seam metal roof. The features include projecting covered entries and corners, columns with medallions, decorative brackets under the fascia, and vinyl awnings. The color scheme reflects a cream base, white accents, green awnings, silver metallic roof, and grey tinted impact glass windows with white frames.
3. *Trails:* There are no existing or proposed trails adjacent to the site.
4. *Access and Parking:* Access is provided by one (1) opening to Davie Road near the northwest corner of the site. There are forty-seven (47) parking spaces with forty (40) being required. There is a sidewalk adjacent to Davie Road as well as a 40' x 8' A.D.A. (Americans with Disabilities Act) landing that connects to a 5' sidewalk which connects to the building's entrances.
5. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to issuance of a permit.

6. *Lighting:* Decorative lighting that compliments the architecture is being employed, and the lighting plan meets the requirements of the Land Development Code.
7. *Landscaping:* A total of 27,011 square feet (0.62 acres) or 46.84% (30% required) of the property is open space. The landscape plan shows the buffer along Davie Road has Silver Buttonwood with Cocoplum hedges beneath and Lavender Crepe Myrtle with Crotons beneath to form a continuous buffer. Royal Palms line both sides of the entrance, with beds of Dwarf Purple Lantana and then Fakahatchee Grass. At the corner of the building and is a landscape island with a Canary Island Date Palm and a base of Dwarf Florida Gamma Grass. A continuous row of Cocoplum hedges then a 4' masonry wall are proposed on the northern property line, and then alternating Satin Leaf and Silver Buttonwood trees. Along the southern property line is an existing 4' masonry wall, and proposed are a continuous row of Cocoplum hedges and Cabbage Palms to compliment the existing Cabbage Palms on the adjacent property as well as alternating Satin Leaf and Silver Buttonwood trees. The rear buffer has an 8' masonry wall adjacent to the multi-family development, and a continuous row of Cocoplum hedges then Green Buttonwood, Bald Cypress, and relocated Live Oaks. Pink Tabebuia are used in the parking lot island and beside the dumpster, and the dumpster and ground equipment are being screened with Fakahatchee Grass. The southwest corner of the building has Alexander Palms with a base of Fountain Grass; and the front of building and the sides of the entrances have Spanish Stoppers with bases of Indian Hawthorne and Annual beds.
8. *Temporary Uses:* A temporary construction trailer is shown south of the entrance, and approval of this site plan shall be deemed as the approval of the temporary use permit for this use.
9. *Compatibility:* This proposed site plan for office use can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a vacant land and a single family dwelling, to the south is a vacant unplatted parcel and then the access drive for an office complex, to the west is Davie Road and then multi-family dwellings, and to the east is a multi-family development and a vacant parcel that is going to be used as the retention area for the Downtown Davie project.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

§12-208 (A) Requirements for Off-Street Parking.

(22) Offices, business, professional, governmental, financial institutions and commercial banks, One (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Provide a significant landscape buffer along the northern property line. *(This has been provided.)*

Engineering: Show the complete Davie Road right-of-way, provide cross sections to adjacent properties, and provide preliminary storm water management calculations. *(These have been provided.)*

Public Participation

The applicant held Public Participation meetings on May 26, 2005, and June 6, 2005; attached is the Citizen Participation Report.

Staff Analysis

The site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The use of the site does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the September 27, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that crosswalks be designated with pavers if approved by DOT. (Motion carried 3-0; Mr. Engel and Mr. Aucamp were absent)

Town Council Action

Exhibits

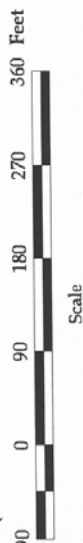
1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Site Plan
4. Citizen Participation Report

Prepared by: _____

Reviewed by: _____



The Town of Davie
Development Service Department
Planning & Zoning Division



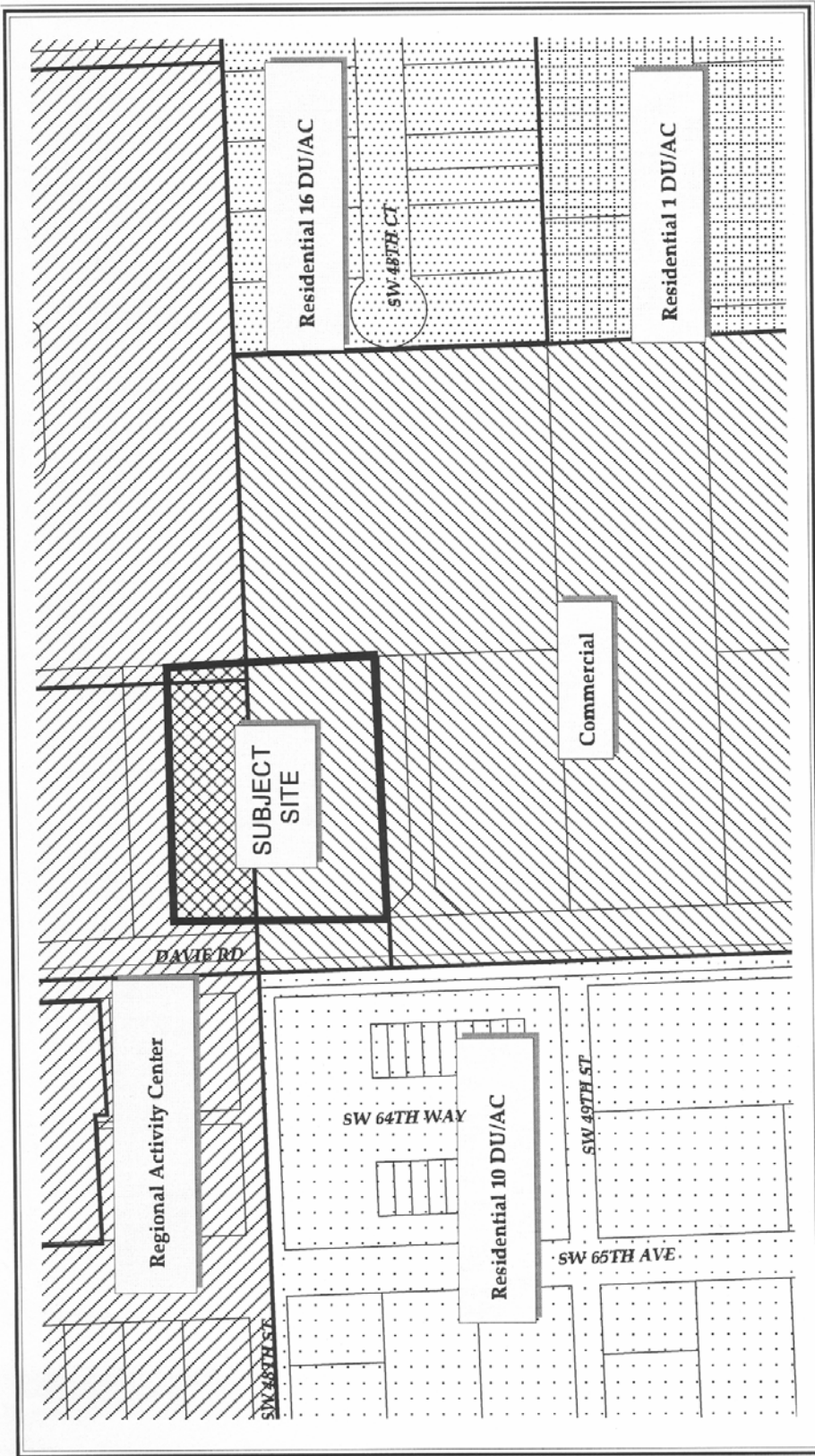
Plat

P 6-1-04

Aerial, Zoning, and Subject Site Map

Prepared By: A.J.P

Date Prepared: 2/2/05

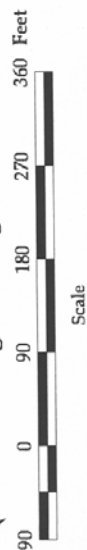


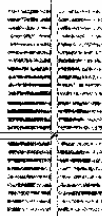
Plat
P 6-1-04
Future Land Use Map

Prepared By: A.J.P.
Date Prepared: 2/2/05



The Town of Davie
Development Service Department
Planning & Zoning Division





Engel and Associates, Inc.

Architecture □ Planning

4800 S.W. 64th Avenue, Suite 104 □ Davie, Florida 33314

954.791.4810 □ Fax 954.791.4811 □ AA0003607

June 9, 2005

Town of Davie Planning & Zoning Department
6591 S.W. 45th Street
Davie, FL 33314
Attn: Mr. Chris Gratz

Re: Toral Professional Building, LLC; Site Plan Application/Citizen Participation Plan;
Site Address: 4780 S.W. 64th Avenue, Davie, FL

Gentlemen:

We scheduled and attended two citizen participation meetings regarding the site plan submittal package for the captioned project.

The first meeting was held on May 26, 2005 at 6:00 P.M. in the Town of Davie's Community Room. I, along with Mr. Toral and a secretary from his office, were the only attendees.


The second meeting was held on June 6, 2005, at 6:00 P.M. in the Town of Davie's Community Room. I, Mr. Toral, and Mr. Cliff Lloyd, were the only attendees. Mr. Lloyd remarked that he thought the building would be among the best, if not the best, looking building in the Town. He said he attended the meeting just to see if any of the 287 people notified would attend and if they had any remarks, comments or questions.

Please feel free to contact me if you have any questions regarding the above meetings.

Thank you.

Sincerely yours,

ENGEL AND ASSOCIATES, INC.

By: 
SAM ENGEL, JR.

SEjr:cw

Copy: Mr. Frank Toral